



CITY OF CAYCE

MAYOR
ELISE PARTIN

MAYOR PRO-TEM
JAMES E. JENKINS

COUNCIL MEMBERS
TARA S. ALMOND
PHIL CARTER
EVA CORLEY

CITY MANAGER
REBECCA VANCE

ASSISTANT CITY MANAGER
SHAUN M. GREENWOOD

CITY OF CAYCE Regular Council Meeting January 5, 2016

The January Regular Council Meeting was held this evening at 6:00 p.m. at the Cayce Tennis and Fitness Center. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter and James Jenkins. Council Member Corley was out of the state and not in attendance. City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle, City Attorney Danny Crowe, Director of Utilities Blake Bridwell, and Chief Charles McNair were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the Council Meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

Call to Order

Mayor Partin called the meeting to order. Council Member Jenkins gave the invocation. Mayor Partin introduced Cayce Master Public Safety Officer Daniel Smoak to lead the assembly in the Pledge of Allegiance. Officer Smoak has been employed with Cayce Public Safety for approximately 8 years. He is currently a Sergeant at the 132nd Military Police Company, 51st Military Police Battalion, of the United States Army South Carolina National Guard. Officer Smoak was a combat veteran of the Operation Enduring Freedom (OEF) and the Operation Iraqi Freedom (OIF) Campaign. He was deployed to Afghanistan with the 132nd MP Co. attached under an attachment to a Special Operations Command Task Force.

Approval of Minutes

Council Member Jenkins made a motion to approve the December 1, 2015 Regular Council Meeting minutes and the December 16, 2015 Public Hearing and Special Council Meeting minutes as written. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Presentations

A. Presentation of Whole Sole Awards

Mayor Partin invited Parks Manager Mr. James Denny, Mr. Virgil Dillon, Mr. Jeff Pruett, Mr. David Sharpe, Mr. Travis Stover, Mr. Michael Yates, Mr. Randy Tuten Jr., Mr. Kenny Reynolds, Mr. Brandon Barnette, Mr. Joe Boyd, Mr. Camden Sheehan and Mr. Dallas Turner to join her in front of the assembly. She stated that Mr. Denny had nominated his staff for the Whole Sole Award for their tremendous work during the rains and floods.

Mayor Partin stated that in his nomination Mr. Denny wrote that half of his department's employees had less than a year's experience but their performance had still been outstanding. During a season of unprecedented weather events, this team of employees had met and overcome each challenge they had faced. Through all of the floods and extra duties, the Parks Department staff maintained a great attitude and drive to get it done, and not just get it done but done right. They took on extra duties, outside of their normal day to day responsibilities without question or hesitation. Mayor Partin thanked all the Whole Sole Award recipients for their dedication and hard work during the floods.

B. Presentation by Mr. Robert Milhous of the City of Cayce FY14/15 Comprehensive Annual Financial Report

Mr. Robert Milhous, the City's auditor, presented the FY14/15 Comprehensive Annual Financial Report to Council. Mr. Milhous went over the financial statement with Council and stated it was a good audit and good report. He stated that based on fiscal management that was instilled by the City Manager and staff there was a positive fund balance in the General Fund. The Water and Sewer Utility Fund also had a positive fund balance and the City met its debt coverage ratio, therefore the City is in compliance with its bond covenants.

Council Member Carter asked Mr. Milhous to go into further detail regarding the net pension liability. Mr. Milhous explained that the Governmental Accounting Standards Board requires governments to accrue an actuarial determined liability based on its current employees.

Ordinances

A. Discussion and Approval of Master Bond Ordinance 2016-01 Collapsing and Terminating an Amended and Restated Indenture of Trust in Order to Provide for the Issuance and Sale of Water and Sewer System Revenue Bonds of the City of Cayce, South Carolina, and Other Matters Relating Thereto – First Reading

Ms. Vance stated that the City currently has an indentured trust for all of its bonds. She explained that in the future the City will have a Master Bond Ordinance and

will no longer have indentures. Therefore any time the City does a new bond it will be a Series. Mr. Lawrence Flynn explained that the Master Bond will make the City's documents up to date with all the changes that have occurred in the market.

Council Member Carter made a motion to approve the first reading of the Master Bond Ordinance. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2016-02 Providing for the Issuance and Sale of Water and Sewer System Refunding Revenue Bonds, to be Designated Series 2016, in the Principal Amount of Not Exceeding Fifteen Million Dollars (\$15,000,000), of the City of Cayce, South Carolina, and Other Matters Relating Thereto – First Reading

Ms. Vance stated that the refinancing and refunding of the 2007(A) bonds will allow the City to reduce its annual debt service and reduce some of the pressure on its water and sewer customers.

Council Member Almond made a motion to approve the Ordinance on First Reading. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

- C. Discussion and Approval of Ordinance 2016-03 Amending Section 6.10-3 ("Development Standards") of the Zoning Ordinance of the City of Cayce - First Reading

Ms. Vance stated that staff is requesting to amend Section 6.10-3 Development Standards of the Zoning Ordinance to add language that will require all signage in the Knox Abbott Drive Overlay District (OD) to conform to C-3 (Central Commercial) district standards. She explained that the Knox Abbott OD begins at the Blossom Street Bridge and ends at 12Th Street. The zoning within this overlay district has been uniformly C-3 (Central Commercial) in the past, but recent re-zonings have included various zoning districts. Staff believes it is the intention of the Zoning Ordinance to require all signage in the Knox Abbott Drive OD to be uniform and consistent. The C-3 zoning districts permits signs to have a maximum height of 7 feet. The amendment will ensure that all future development on Knox Abbott Drive will follow the same standards regardless of zoning district.

Ms. Vance stated that the Planning Commission considered the request for the text amendment at its regular meeting on December 21, 2015. The text amendment request was opened for public hearing. No one from the public was present to speak for or against the text amendment. She stated that the Planning Commission voted unanimously to recommend the requested text amendment.

Council Member Jenkins made a motion to approve the Ordinance on First Reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

- D. Discussion and Approval of Ordinance 2016-04 Annexing Property Located at the Corner of Ninth Street and F Avenue (TMS# 004675-01-004 (P)) and Properties Located at Still Hopes Drive (TMS# 004675-01-007 and TMS# 04675-01-005 (P)) into the City Limits Under the Provisions of South Carolina Code Section 5-3-150(3) – First Reading

Ms. Vance stated that the owner of the property located at the corner of Ninth Street and F Avenue (TMS# 004675-01-004(P)) and properties located at Still Hopes Drive (TMS# 004675-01-007 and TMS# 04675-01-005(P)) has requested to be annexed into the City. The properties are undeveloped and jurisdiction is split between the City and Lexington County. The applicant wishes to annex so that each parcel, in its entirety, will be under the jurisdiction of the City. The requested C-3 zoning designation is in compliance with surrounding parcels.

Ms. Vance stated that the Planning Commission considered the request for annexation in conjunction with a C-3 zoning designation at its regular meeting on December 21, 2015. The annexation request was opened for public hearing. A few from the public were present to speak for and against the map amendment. Comments against the development of the land mostly centered on the issue of the trees that will be removed in conjunction with any new development. The Planning Commission voted unanimously to recommend the request for annexation in conjunction with a C-3 zoning designation.

Council Member Almond made a motion to approve the Ordinance on first reading. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Other

- A. Discussion and Approval of Funding of Electrical Upgrades for Cayce Public Safety Department

Ms. Vance stated that staff is requesting to utilize up to \$100,000 in the General Fund fund balance to upgrade the electrical system at the Cayce Public Safety Complex. She explained that there were air quality issues in the Fire Department and it was recommended that the HVAC units and ductwork be replaced. At that time it was discovered that the electrical panels at Public Safety were operating at its maximum capacity and nothing else could be added to it. The current system is a single phase

residential which needs to be upgraded to a three phase commercial system. This would increase the amps from 150 to 300. It was not practical to connect new HVAC units to the old existing electrical service in the building since it would have to be torn out and replaced when the service was upgraded.

Ms. Vance stated that a licensed electrical contractor would need to be hired to perform the necessary work. After the electrical improvements are made, the HVAC system improvements can be designed and funding for those improvements will be requested at that time. Ms. Vance stated that staff did apply for Pre-Disaster Mitigation Funds to fund the electrical upgrade project but the City did not receive that funding. Council Member Carter and Council Member Jenkins asked if the upgrade to 300 amps would handle all future electrical needs at Public Safety. Ms. Vance stated that it was the recommendation of the electrical engineer.

Council Member Jenkins made a motion to authorize the City Manager to use General Fund fund balance monies up to \$100,000 for the electrical upgrades and allow the City Manager to enter into a contract with a licensed electrical contractor for this work. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Vance stated that staff received a draft of the drainage plan for the older part of the City's watershed. She stated there were three different suggestions on how the drainage could be improved and the costs ranged from \$7,000,000 to \$15,000,000. She stated once the plan is complete staff will have American Engineering attend a Council Meeting to explain the plan in detail.

Ms. Vance stated staff also received the draft of the economic development plan and will present it to Council once it has been reviewed. She stated the City did receive a partial permit to operate the 321 waterline and the project should be completed by the end of January. She stated that all phases of the Riverwalk are currently closed due to heavy rains. Ms. Vance stated that the Annual Employee Awards Breakfast will be held on January 20th.

Council Member Jenkins asked if there was a plan to plant additional trees in the Riverwalk since so many of the trees have fallen. Ms. Vance stated there was not a plan to plant additional trees but she would speak to the Parks Manager to see if there are any areas he feels need to have more trees planted.

Committee Matters

A. Approval to Enter the Following Approved Committee Minutes into the City's

Official Record

Council Member Almond made a motion to approve entering the following Committee minutes into the City's official record:

Board of Zoning Appeals – November 16, 2015
Planning Commission – November 16, 2015

Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

B. Annual Appointment of Council Members to City Foundations

After discussion, it was decided to leave the Council Members on the Foundations they are currently serving on.

Council Comments

Mayor Partin congratulated Mr. Greenwood and his wife on the arrival of their baby. Council Member Almond thanked the Parks staff for all their hard work.

Executive Session

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements with Lexington County
- C. Receipt of legal advice regarding possible Utility debt refinancing
- D. Personnel Matter – City Manager's Annual Evaluation and Salary Review

Mayor Partin stated that Council would not be discussing Executive Session Item D but would discuss the other three items. Council Member Jenkins made a motion to move into Executive Session. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Possible Actions by Council in follow up to Executive Session

Item IX. B.

Council Member Carter made a motion to approve the 911 call answering pPoint agreement with Lexington County as discussed in Executive Session and authorize the

City Manager to negotiate the contract with the recommended changes and sign the contract. Council Member Almond seconded the motion which was approved by roll call vote.

Adjourn

There being no further business, Council Member Almond made a motion to adjourn the meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 8:20 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk